

OCHS STEPHAN L & JUDITH S
97053 LITTLE PINEY ISLAND CT
FERNANDINA BEACH, FL 32034

2023



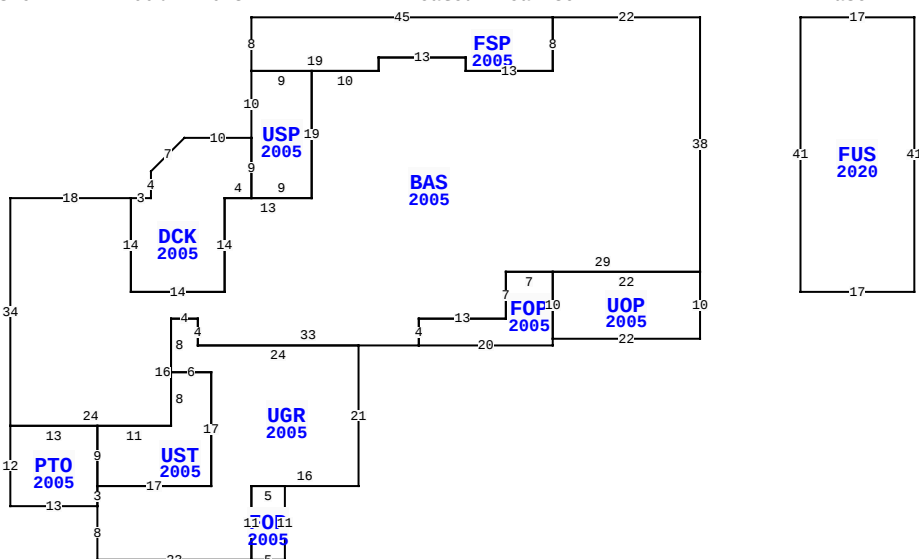
BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 70		
Exterior Wall	06	BD/BATTEN 30		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	12	HARDWOOD 70		
Interior Floo	11	CLAY TILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	5	100		
Bathrooms	4	100		
Frame	02	WOOD FRAME 100		
Stories	1.5	1.5 100		
Units	0	100		
Occupancy	00	NONE 100		
Quality	01	Quality Level 01		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC		4016.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,275	100	3,275	314,355
DCK	319	10	32	3,071
FOP	55	30	16	1,536
FOP	129	30	39	3,743
FSP	334	40	134	12,862
FUS	697	100	697	66,902
PTO	156	5	8	768
UGR	755	45	340	32,635
UOP	220	20	44	4,223
USP	171	30	51	4,895
TOTALS	6,312		4,726	453,630

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	4,726	89.2422	105.98	500,861	2005	2005	0	0	0	9.43	90.57	

1 SNGL FAM - 100% - 2023

Heated Area: 3972

HX Base Yr 2023



Basement

PTO 2005

UST 2005

UGR 2005

FOP 2005

UOP 2005

FUS 2020

11 Sub-Areas

97053 LITTLE PINEY ISLAND CT, FERNANDINA BEACH

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BLD DATE

05/23/2023

MLU

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	90	1,800
2	0858	SCULP CONC	0	100	0	0	643.00	SF	13.00	13.00	100	2005	2005	3	96	8,025
3	0812	CONCRETE C	0	100	0	0	2,468.00	SF	4.00	4.00	100	2005	2005	3	87	8,589
4	1126	CB/STC 8"	0	100	18	0	90.00	SF	8.00	8.00	100	2005	2005	3	87	626